174.0	0002	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,200 / 731,200
					USE VALUE:	731,200 / 731,200
					ASSESSED:	731,200 / 731,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWAN JOSEPH F
Owner 2:	
Owner 3:	
Street 1:	4 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KWAN CHUN HUNG & BO HING -
Owner 2:	-
Street 1:	4 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,120 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 1792 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3120.000	371,700		359,500	731,200
Total Card	0.072	371,700		359,500	731,200
Total Parcel	0.072	371,700		359,500	731,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.04 | /Parcel: 408.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115823
GIS Ref
GIS Ref
Insp Date 08/11/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	371,700	0	3,120.	359,500	731,200	731,200	Year End Roll	12/18/2019
2019	104	FV	291,800	0	3,120.	354,400	646,200	646,200	Year End Roll	1/3/2019
2018	104	FV	294,400	0	3,120.	272,200	566,600	566,600	Year End Roll	12/20/2017
2017	104	FV	276,300	0	3,120.	256,800	533,100	533,100	Year End Roll	1/3/2017
2016	104	FV	276,300	0	3,120.	236,300	512,600	512,600	Year End	1/4/2016
2015	104	FV	252,700	0	3,120.	220,800	473,500	473,500	Year End Roll	12/11/2014
2014	104	FV	252,700	0	3,120.	203,400	456,100	456,100	Year End Roll	12/16/2013
2013	104	FV	262,900	0	3,120.	203,400	466,300	466,300		12/13/2012

!13504!

PRINT

Date	Time
12/11/20	03:26:57

LAST REV

Date	Time
08/29/18	09:58:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13504

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWAN CHUN HUNG	32078-152		11/8/2000	Family	1	No	No		
	12900-136		11/26/1975		51,500	No	No		N

USER DEFINED

Prior Id # 1:	115823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	355	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3120		Sq. Ft.	Site		0	70.	1.65	6									359,519						359,500	

Total AC/HA: 0.07163 | Total SF/SM: 3120 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 359,519 | Spl Credit | Total: 359,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.23593748
Const Adj.:	0.99980003
Adj $ / SQ:	210.067
Other Features:	101250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538730
Depreciation:	167006
Depreciated Total:	371723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

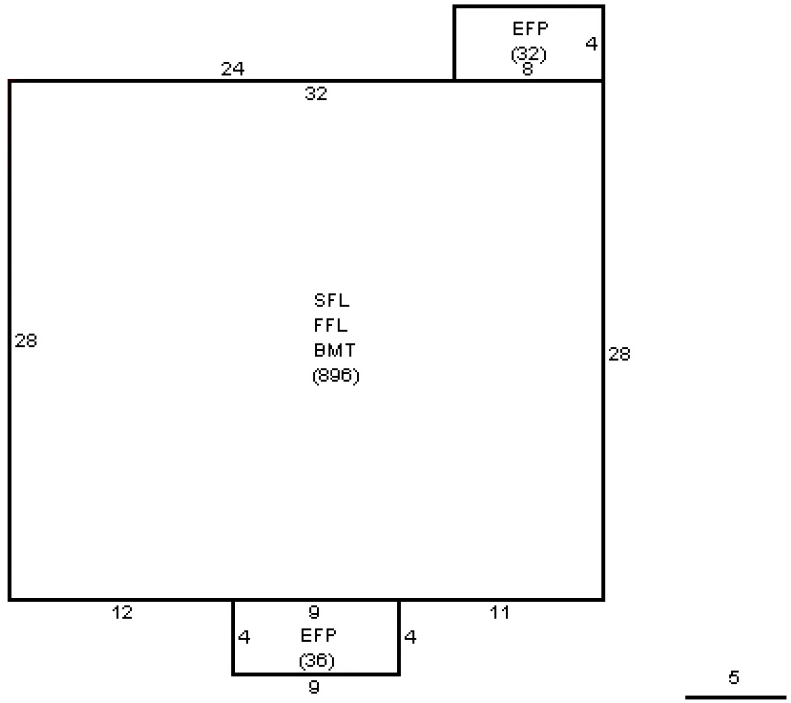
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	63.020	56,466
FFL	First Floor	896	210.070	188,220
SFL	Second Floor	896	210.070	188,220
EFP	Enclos Porch	68	67.250	4,573

Net Sketched Area:	2,756	Total:	437,479
Size Ad	1792	Gross Are	2756	FinArea	1792
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	210.07
Special Features:	0	Val/Su Net:	134.87
Final Total:	371700	Val/Su SzAd	207.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	